



Hamilton Planning Board – AMENDED Agenda

Tuesday 7:00 PM – March 1, 2022

Memorial Room – Town Hall - 577 Bay Road, Hamilton, MA 01982

THIS MEETING WILL BE HELD ENTIRELY BY ZOOM WEBINAR FOR ALL PARTICIPANTS AND INTERESTED PARTIES

Link to join Webinar

<https://us02web.zoom.us/j/86176821307>

AGENDA

1. **SENIOR HOUSING SPECIAL PERMIT PUBLIC HEARINGS – BOARD TO VOTE TO CONTINUE TO 3/15/2022** - The Hamilton Planning Board will hold a continued public hearing on the application of Chebacco Capital Partners LLC in accordance with the following described applications for the development of the property located at 133 Essex Street, Hamilton, MA, and shown on the Town Assessor's Map as Parcel ID No. 65-000-0001: (1) Senior Housing Special Permit pursuant to §8.2 of the Town of Hamilton Zoning Bylaw, to develop the Property as a fifty (50) unit age-restricted condominium development; and (2) Stormwater Management Permit pursuant to Chapter XXIX of the Town of Hamilton Bylaws, dated April 2, 2016. Any person interested or wishing to be heard on the Applications should appear at the time and place designated, herein.
2. **Stormwater Management Special Permit Public Hearing – CONTINUED** - In accordance with MGL Chap. 40, Sec. 15C the Hamilton Planning Board will hold a public hearing beginning February 15, 2022 via ZOOM (with video and call in options as will be shown in the March 1, 2022 Planning Board Agenda to be posted with the Town Clerk and on the Town website meeting statutory requirements). The hearing is to consider an application for a Stormwater Management Special Permit application from Summit Real Estate Strategies, LLC, of Manchester, MA 01944 in accordance with Town of Hamilton Stormwater Management Permit Rules and Regulations of November 9, 2021, (General By-Law Ch. XXIX). *The proposal is for one lot referred to as Lot 1 (1.24 acres) within the overall property referred to as 0 Bridge Street and is located at the northwest corner of the overall property presently referred to as Assessors Map 58, Lot 53.* Any person interested in or wishing to be heard should attend the virtual hearing at the time so designated.
3. **Board to discuss MBTA Residential By-Right Zoning** – Board to review, discuss and provide commentary to State regarding proposed MGL 40A Sec.3a. zoning provisions.
4. **Board Business** – Discuss meeting minutes – content with Counsel; Review/approve 2021 Annual Report; Discuss upcoming schedule and agenda items; Review/approve available Meeting Minutes of Feb. 8, 2022 and Feb. 15, 2022. Liaison reports; Staff reports; Etc.

NOTE: Items may be heard out of the listed order. The agenda items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed on the agenda may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

